

6/6

# North Werber Place

Edinburgh  
EH4 1TE



6



This is a very well maintained first floor flat situated in the modern factored development of Fettes Village, situated approximately 2 miles from the City Centre. The property, which would be ideal for a first purchase or as an excellent letting/investment opportunity, comprises: a well-maintained communal entrance stair, welcoming hallway, a bright and spacious lounge with twin windows providing an abundance of natural light, a refitted kitchen with a range of wall and base units, a generously-proportioned double bedroom with built-in wardrobes, and a refitted bathroom housing a stylish three-piece suite. The property further benefits from double-glazing, gas central heating and well-maintained communal landscaped gardens.

The many extras offered with the sale include all carpets, curtains and blinds, and all the kitchen appliances, with some of the other contents to be made available to the successful purchaser by separate negotiation.



Viewing by appointment on 0131 524 3800



Living Room:  
Bright and spacious lounge with twin windows, fitted carpet and ample space for dining.





#### Kitchen:

Modern, fully fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated fridge/freezer. Ample work surfaces with stainless steel sink and drainer and matching splash back. Breakfast bar with space for stool.



Spacious double bedroom with built in wardrobe and ample space for freestanding furniture.



Bathroom:

White three-piece suite comprising bath with electric shower over, wash hand basin and WC. Mirror. Shaver Extractor. Heated towel rail. Vinyl flooring.

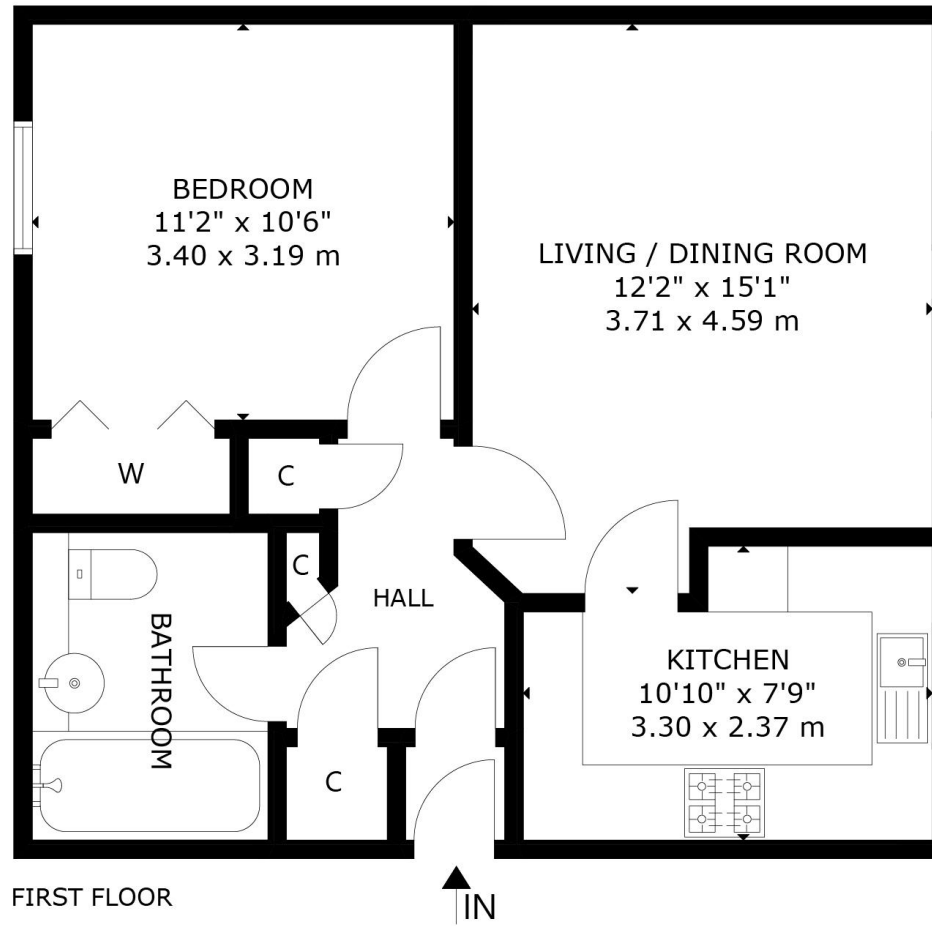
External:

The development features attractive landscaped gardens and ample residents' parking.

- EPC Band- C
- Council Tax Band- D
- Factor- James Gibb







FIRST FLOOR

6/6 NORTH WERBER PLACE, EDINBURGH, EH4 1TE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 514 SQ FT / 48 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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\* Please contact us for a free consultation or valuation

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